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Amendments to the Claims

1-44. Cancelled

45. (New) A topical lotion, comprising:

about 0.005 to 1.0 wt.% fluticasone, or a pharmaceutically acceptable salt or ester thereof;

about 4.0 to 6.0 wt.% of a C₁₄–C₂₀ fatty alcohol or mixtures thereof;

about 1.0 to 5.0 wt.% of at least one first skin conditioning agent;

about 5.0 to 15.0 wt.% propylene glycol; and

the balance in water;

wherein the lotion is free of mineral oil and white soft paraffin.

- 46. (New) The lotion of Claim 45 further comprising about 0.25 to 3.0 wt.% of at least one surfactant.
- 47. (New) The lotion of Claim 45 further comprising about 0.5 to 2.0 wt.% of at least one surfactant.
- 48. (New) The lotion of Claim 45 further comprising dimethicone in an amount up to about 5.0 wt.%.
- (New) The lotion of Claim 48 further comprising about 0.5 to 3.0 wt.% of dimethicone.
- 50. (New) The lotion of Claim 48 further comprising about 1.0 to 2.0 wt.% of dimethicone.
- 51. (New) The lotion of Claim 49 wherein said C_{14} – C_{20} fatty alcohol or mixtures thereof is cetostearyl alcohol.
- 52. (New) The lotion of Claim 51 wherein said first skin conditioning agent is isopropyl myristate.
- 53. (New) The lotion of Claim 52 further comprising about 0.25 to 3.0 wt.% of at least one surfactant.
- 54. (New) The lotion of Claim 52 further comprising about 0.5 to 2.0 wt.% of at least one surfactant.

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- 55. (New) The lotion of Claim 54 wherein said surfactant is Cetomacrogol.
- 56. (New) The lotion of Claim 55 further comprising one or more buffer.
- 57. (New) The lotion of Claim 56 further comprising one or more preservative.
- 58. (New) The lotion of Claim 57 wherein said fluticasone, or a pharmaceutically acceptable salt or ester thereof is fluticasone propionate.
- 59. (New) The lotion of Claim 58 wherein said one or more buffer is selected from the group consisting of: sodium citrate and citric acid.
- 60. (New) The lotion of Claim 59 wherein said one or more preservative is selected from the group consisting of: imidurea, methylparaben, and propylparaben.
- 61. (New) A method of treating a skin condition, comprising topically administering to a patient in need thereof a lotion according to Claim 58.
- 62. (New) The method of Claim 59 wherein said skin condition is selected from the group consisting of: corticosteroid-responsive dermatosis, atopic dermatitis, inflammation, eczema, erythema, papulation, scaling, erosion, oozing, crusting and pruritis.
- 63. (New) A topical lotion, comprising:
 about 0.05 wt.% fluticasone, or a pharmaceutically acceptable salt or ester thereof;
 about 4.0 to 6.0 wt.% of cetostearyl alcohol;
 about 1.0 to 2.0 wt.% of isopropyl myristate;
 about 5.0 to 15.0 wt.% propylene glycol;
 about 0.5 to 3.0 wt.% of dimethicone;
 about 0.25 to 3.0 wt.% of at least one surfactant; and
 the balance in water;
 wherein the lotion is free of mineral oil and white soft paraffin.
- 64. (New) A topical lotion, comprising: about 0.05 wt.% fluticasone propionate; about 5.0 wt.% cetostearyl alcohol;

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about 1.0 wt.% isopropy| myristate;

about 1.0 wt.% dimethicone;

about 1.0 wt.% Cetomacrogol;

about 10.0 wt.% propylene glycol;

one or more preservative selected from the group consisting of: imidurea, methyl paraben, and propyl paraben;

one or more buffer selected from the group consisting of: citric acid and sodium citrate; and

the balance in water.